

4037 N. EAGLE ROAD, BOISE ID 83713

# COMMERCIAL BUILDING FOR SALE

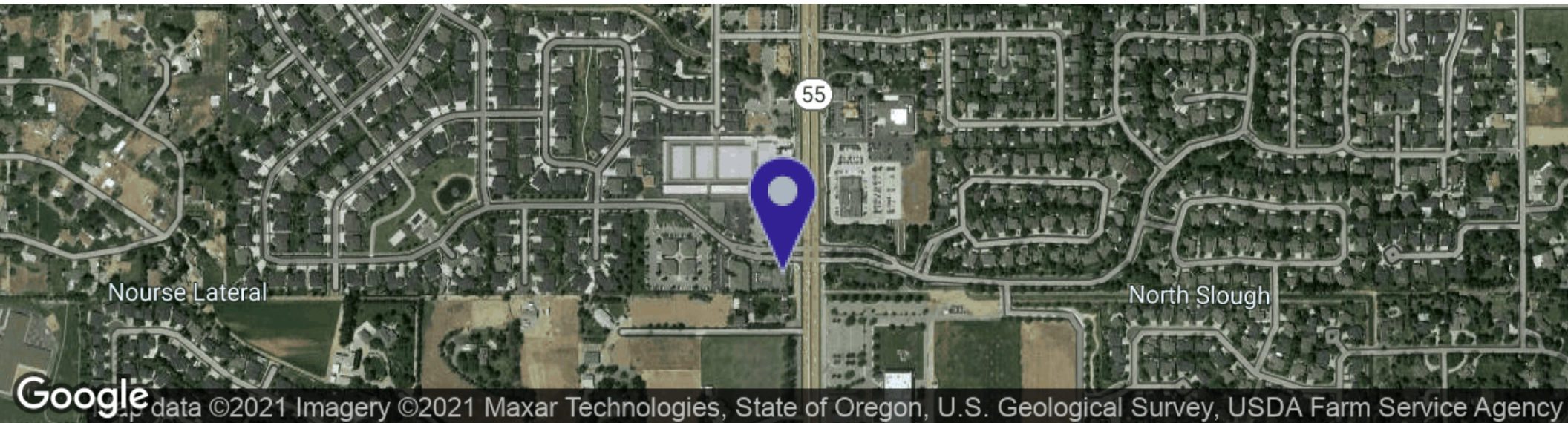


**SEAN MOORHOUSE** | [sean@markbottles.com](mailto:sean@markbottles.com)

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**PROPERTY DESCRIPTION**

Prime location just off Eagle Road, halfway between Ustick & McMillan west side. Frontage on Eagle Rd. & Wainwright Dr. Property building is 5,147 SF and is zoned City of Boise - (L-O/D) on .65 acres.

**PROPERTY HIGHLIGHTS**

- Single story commercial building
- Fully leased single tenant
- 3 years left of an existing lease with a 5 year option to extend
- 48,890 VPD per ACHD/Traffic Counts (2016)
- 4.8 CAP

**OFFERING SUMMARY**

Sale Price:	\$1,599,000
Building Size:	5,147 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,872	24,693	62,342
Total Population	8,292	68,489	168,661
Average HH Income	\$91,009	\$80,117	\$76,453

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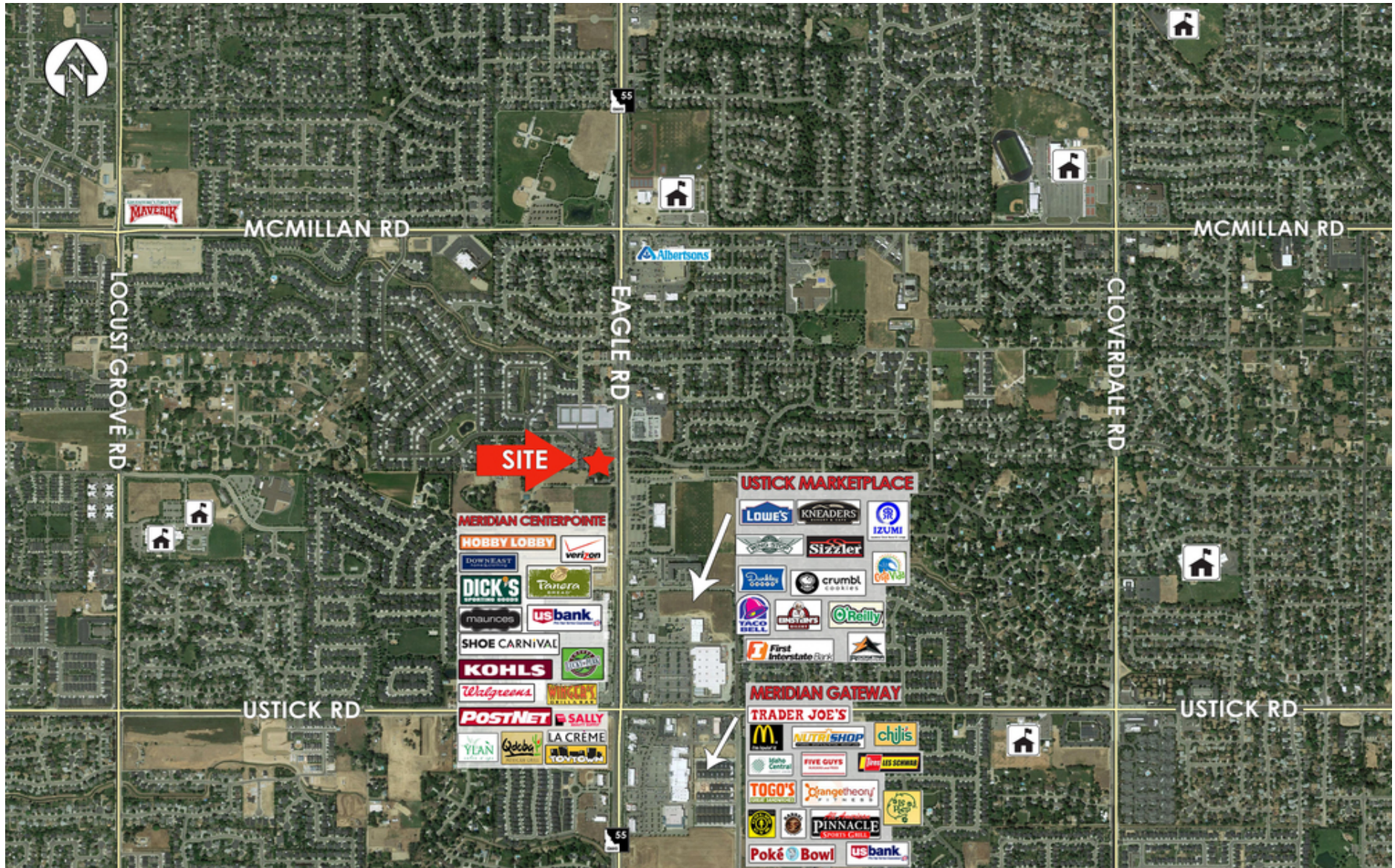


**MARK BOTTLES**  
REAL ESTATE SERVICES

Commercial Building Building For Sale

**4037 N. EAGLE RD.**

BOISE, ID 83713



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